

# R-2

## R-2 Zoning District Two Family Residential

CITY OF MIAMI GARDENS  
PLANNING AND ZONING DEPARTMENT



### Permitted Uses

- Two-Family Residential\*
- Single Family Detached Residence\*
- Group Homes (up to 6 persons)\*
- Family Day Care (5 children or less)
- Home Occupation Office\*
- Public Education Facilities
- Public Parks
- Public Safety Facility
- Sewage Lift or Pump Station\*
- Golf Course, Driving Range
- And other uses permitted by public hearing

\* Please refer to the Miami Gardens Land Development Code, Article IX, Sections 9-10 and Section 9-20 for use regulations.

\*\*\* Please note that The Land Development Code may be subject to amendments from time to time. Verify all information with the Planning and Zoning Department.

A Public Information Service of  
PLANNING AND ZONING DEPARTMENT  
1515 NW 167<sup>th</sup> Street, Building 5, Suite 200,  
Miami Gardens, Florida 33169, 305-622-8023

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## PRINCIPAL BUILDING ZONING INFORMATION

### Lot and Density Parameters

- Minimum lot frontage for interior lots = 85ft
- Minimum lot frontage for corner lots = 92 ft
- Minimum net lot area = 7,500 sf
- Maximum net lot density for two-family lot = 2 du/lot
- Maximum net density = up to 6 du/ac

### Lot Coverage, Permitted Impervious Areas

- Maximum lot coverage of principal building = 40% of net lot area
- Maximum front yard impervious area = 50% of net lot area
- Maximum rear yard impervious area = 70% of net lot area

### Building Height

- Principal building height = 35 ft / 2 stories

### Principal Building Size, Setbacks and Spacing

- Minimum front setback = 25 ft
- Minimum rear setback = 25 ft
- Minimum interior side setback = 5 ft
- Minimum side street setback = 10 ft

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## ACCESSORY USES AND OTHER ZONING INFORMATION

### Accessory Building Lot Coverage, Permitted Impervious Areas

- Maximum lot coverage of accessory building within required rear yard = 40%

### Accessory Building Height

- Accessory building height = 14 ft

### Accessory Building Setbacks and Spacing

- Minimum rear setback = 5 ft
- Minimum interior side setback = 5 ft
- Minimum side street setback = 20 ft
- Minimum space between accessory building and any other building = 10 ft

### Carport Setbacks

- Minimum front setback = 5 ft
- Minimum rear setback = 5 ft
- Minimum interior side yard setback = 5 ft
- Minimum side street setback = 5 ft

### Swimming Pool Setbacks

- Minimum rear setback = 7.5 ft
- Minimum interior side yard setback = 10 ft
- Minimum side street setback = 20 ft

### Screen Enclosures Setbacks

- Minimum rear setback = 6 ft
- Minimum interior side yard setback = 7.5 ft
- Minimum side street setback = 15 ft